

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Clermont Metropolitan Housing Authority PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard PHA Fiscal Year Beginning: (MM/YYYY): 10/01/2010 PHA Code: OH038 <input type="checkbox"/> HCV (Section 8)					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 219 Number of HCV units: 891					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the Clermont Metropolitan Housing Authority is to assist low-income families, including those who are elderly or disabled, with safe, decent and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Clermont Metropolitan Housing Authority is committed to operating the Authority in a caring, efficient, ethical and professional manner. The Clermont Metropolitan Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.					

5.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>PHA Goal : Expand the supply of assisted housing</p> <ol style="list-style-type: none"> 1. Apply for additional rental vouchers – should they become available. 2. Acquire built units or developments – The Authority also plans to purchase a development or single family homes to add to the public housing stock. <p>PHA: Goal: Improve the quality of assisted housing</p> <ol style="list-style-type: none"> 1. Improve public housing management – Continue to keep PHAS scoring high and maintain High Performer status. 2. Renovate or modernize public housing units – Continue to renovate and modernize public housing units through Capital Fund projects. 3. Provide replacement public housing – Acquire additional housing for the Authority's public housing stock as replacement for units removed through a disposition plan. <p>PHA Goal: Increase assisted housing choices:</p> <ol style="list-style-type: none"> 1. Conduct outreach efforts to potential voucher landlords – The Authority plans to have at least one Section 8 landlord meeting per year as well as providing material regarding the HCV program to prospective landlords. 2. Continue using the Go Section 8 program to work with current and new landlords. 3. Working with the Fast Track Out of Age Foster Children Program. <p>PHA Goal: Provide an improved living environment</p> <ol style="list-style-type: none"> 1. Designate developments or buildings for particular resident groups (elderly, person with disabilities) – Continue to renew the elderly designation of units at the Bethel Woods complex. <p>PHA Goal: Promote self-sufficiency and asset development of families and individuals</p> <ol style="list-style-type: none"> 1. Increase the number and percentage of employed persons in assisted families – The Authority will refer clients to Clermont County's Work Force One for employment and training opportunities as well as post training and educational information of the agency's administrative office. 2. Provide or attract supportive services to improve assistance recipients' employability – Caseworkers at Clermont MHA will notify clients of job opportunities plus all new residents on the PH program can fill out a skills survey for possible job opportunities with the agency. The Authority's FSS program will also be utilized to assist clients with becoming self-sufficient through employment. 3. Provide or attract supportive services to increase independence for the elderly or families with disabilities – Clermont MHA will continue to work closely with Clermont County Department of DD and Senior Services to assist clients with supportive services. The Authority will also be offering medical seminars for residents on site through Superior Care Plus. 4. Continue to assist clients with self-sufficiency goals through the Section 8 FSS program. <p>PHA Goal: Ensure equal opportunity and affirmatively further fair housing:</p> <ol style="list-style-type: none"> 1. Continue to operate the Clermont Metropolitan Housing Authority in full compliance of Equal Opportunity and Fair Housing laws and regulations. 2. Continue working with the YWCA's Transitional Living Grant which secures affordable housing for women who are victims of domestic violence. <p>Progress Report on previous goals and objectives:</p> <ol style="list-style-type: none"> 1. Clermont MHA applied for and received vouchers under the Shelter + Care program. 2. The Authority built 16 additional one bedroom units at the Bethel Woods complex. 3. Clermont MHA received High Performer Status in both SEMAP and PHAS scores during the past five years. 4. Renovated public housing units with ARRA and Capital Fund grant funding. 5. Participating in Clermont County's Affordable Housing Coalition and Life Point Solution's BART Program as outreach efforts for potential landlords. Began using the Go Section 8 software to reach current and new landlords. 6. Adopted a VAWA policy in 2007. 7. Partnered with the YWCA on the Transitional Living Grant to assist with securing affordable housing for women who are victims of domestic violence.
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: No major changes since the last plan submission.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The public may obtain copies of the 5-Year and Annual Plan at the Clermont Metropolitan Housing Authority Administrative Office located at 65 S. Market St., Batavia, Ohio 45103. The required PHA Plan Elements are available to the public at the Authority's Administrative Office.</p>

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <ul style="list-style-type: none"> • CMHA will not be applying for Hope VI or Mixed Finance Modernization or Development • No Demolition or Disposition activities are planned. • No Public Housing Conversion activities are planned. • CMHA has not applied for a homeownership program. • CMHA does not have a project based voucher program.
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>CMHA has completed a Capital Fund Program Annual Statement/Performance and Evaluation report for the current year and all open Capital Fund Grants.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>The Capital Fund Program Five-Year Action Plan is included as part of this year's Annual Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Based on the criteria from available sources the following are the housing needs of the low, very low and extremely low income families in the jurisdiction of Clermont MHA:

The three main housing needs of the income populations served by Clermont MHA are:
 The lack of affordable/accessible rental housing.
 Lack of attainable/available housing.
 Inadequate housing for the homeless and availability of transitional housing.

Not required for high performing PHA's when only submitting the annual plan.

Demographic	Public Housing	Section 8
Extremely low income	366	456
Very low income	30	85
Low income	4	4
Elderly families	27	20
Families with disabilities	50	69
Race		
White	384	477
Black	6	65
Asian		1
American Indian		2
Ethnicity		
Hispanic	4	8
Bedroom size		
One bedroom	73	
Two bedrooms	193	
Three bedrooms	113	
Four bedrooms	19	
Five or more bedrooms	2	
Total families on the waiting list	400	545

9.0

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Clermont MHA strategies to address the housing needs of its jurisdiction will include the following:</p> <ul style="list-style-type: none"> Maximize the number of affordable units available to the PHA within its current resources by employing effective maintenance and management policies to minimize the number of public housing units off-line by continuing to maintain a low amount of days for unit turnover of vacated public housing. Acquire or build more public housing units. Increase the number of affordable housing units by applying for additional vouchers if available. Seek designation of public housing for the elderly. Continue to target available assistance to families at or below 30% of the area median income. Continue to work with the Housing Advisory Committee for Clermont County in order to identify the housing needs and issues for the Authority's jurisdiction for developing strategies for the CHIS.
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. Not required for high performing PHA's when only submitting the annual plan. Section 5.2 describes the Authority's mission and meeting goals. Progress in meeting the goals is described in Section 5.2</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" Not required for high performing PHA's when only submitting the annual plan.</p> <p>A significant amendment and substantial deviation / modification to the PHA Plan is as follows:</p> <ul style="list-style-type: none"> - Changes to rent or admissions, or tenant selection policies; addition of non-emergency work items which are not included in the current Annual or Five Year Plan; - Addition of non-emergency work items which are not included in the current Annual or Five Year Plan or change in the use of replacement reserve funds under the Capital Fund; - Additions of new activities not included in the current PHDEP Plan; and - Any change with regard to demolition or disposition, designation, homeownership program or conversion activities.
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

**ANNUAL PLAN
TABLE OF CONTENTS**

	Page Numbers
1. 2010 Capital Fund Annual Statement.....	6-10
2. Capital Fund 501.08 Performance & Evaluation Report.....	11-16
3. Capital Fund 501.09 (ARRA) Performance & Evaluation Report.....	17-21
4. Capital Fund 501.09 Performance & Evaluation Report.....	22-27
5. Capital Fund Five Year Action Plan.....	28-33
6. Attachment A – Resident Comments.....	34
7. Attachment B – VAWA Statement.....	35

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Clermont Metropolitan		Grant Type and Number Capital Fund Program Grant No: 501.10 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	90,532			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	32,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	64,000			
10	1460 Dwelling Structures	118,888			
11	1465.1 Dwelling Equipment—Nonexpendable	30,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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Part I: Summary					
PHA Name: Clermont Metropolitan	Grant Type and Number Capital Fund Program Grant No: 501.10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010			
Type of Grant <input checked="checked" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	353,420			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Sarah Kincaid</i>		Date 7/9/10		Signature of Public Housing Director	
				Date	

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Part II: Supporting Pages								
PHA Name: Clermont Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: 501.10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OH038051967	Public Housing Shortfall	1406		90,532				
OH038051967	Partial salary for Executive Director	1410		5,439				
OH038051967	Partial salary for CF Inspector	1410		24,181				
OH038051967	Partial salary for Financial Specialist	1410		2,180				
OH038051967	Sundry expenses for Capital Fund	1410		200				
OH038051967	Architect, permits, fees	1430		18,000				
OH038051967	Replace concrete patio	1460	2 units	4,000				
OH038051967	Replace concrete driveway	1460	1 unit	3,500				
OH038051967	Install new air conditioners	1465	65 units	30,000				
OH038051967	Replace greenhouse in community building	1450	1 location	10,000				
OH038051967	Replace all baseboard heaters , recess heaters and thermostats	1460	65 units	36,200				
OH038051967	Replace all walkway posts	1460	1 location	36,466				
OH038051967	Remove large trees	1450	1 location	15,000				
OH038051967	Install new water main valves	1460	65 units	8,722				
OH038051967	Replace concrete entrance at community building	1450	1 location	4,000				
OH038051967	Replace dumpster enclosures	1450	4	18,000				
OH038051967	Install new pole lights	1450	4	17,000				
OH038051967	Install new floor tile/stair treads	1460	5 units	30,000				

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Part I: Summary					
PHA Name: Clermont Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 501.08 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	42,581		42,581	42,581
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	30,148		30,148	30,148
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	19,656		19,656	19,656
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	239,380		239,380	239,380
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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Part I: Summary					
PHA Name: Clermont Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 501.08 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	331,765		331,765	331,765
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date 8/10/10		Signature of Public Housing Director	
				Date	

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Part II: Supporting Pages								
PHA Name: Clermont Metropolitan Housing Authority			Grant Type and Number Capital Fund Program Grant No: 501.08 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OH038051967	Operations	1406		42,581		42,581	42,581	Complete
OH038051967	Administrative	1410		30,148		30,148	30,148	Complete
OH038051967	Architect	1430		19,656		19,656	19,656	Complete
OH038051967	Replacement of entrance & storm doors	1460		45,550		45,550	45,550	Complete
OH038051967	Installation of tub, surround, faucet, medicine cabinet and exhaust fan	1460		10,000		10,000	10,000	Complete
OH038051967	Installation of ceiling mount filer access, new siding, gutters, downspouts and shed door	1460		3,380		3,380	3,380	Complete
OH038051967	Install new floor tile and stair treads	1460		20,300		20,300	20,300	Complete
OH038051967	Replacement of roofs, vents, flashing, gutters and downspouts	1460		103,500		103,500	103,500	Complete
OH038051967	Installation of new windows	1460		26,400		26,400	26,400	Complete
OH038051967	Installation of new vinyl siding	1460		21,750		21,750	21,750	Complete
OH038051967	Removal of garage door & installation of double door	1460		8,500		8,500	8,500	Complete

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Part I: Summary					
PHA Name: Clermont Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH10S03850109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	36,412		36,412	203
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	19,018		19,018	19,018
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	364,519		364,519	364,519
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
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17	1499 Development Activities ⁴				

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Part I: Summary					
PHA Name: Clermont Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH10S03850109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$419,949		\$419,949	\$383,740
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Sarah Kincaid</i>		Date 7/9/2010		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

[illegible]

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Clermont Metropolitan		Grant Type and Number Capital Fund Program Grant No: 501.09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	47,693		47,693	47,693
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	31,507		31,507	7,308
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	23,000		22,500	
8	1440 Site Acquisition				
9	1450 Site Improvement	2,000			
10	1460 Dwelling Structures	252,563			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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PHA Name: Clermont Metropolitan	Grant Type and Number Capital Fund Program Grant No: 501.09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	356,763		101,700	55,001
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Sarah Kincaid</i>		Date 7/9/2010		Signature of Public Housing Director	
				Date	

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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Clermont Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: 501.09 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OH038051967	Public Housing Shortfall	1406		47,693		47,693	47,693	
OH038051967	Salaries and administrative expenses	1410		31,507		31,507	7,308	
OH038051967	Architect, permits, fees	1430		23,000		22,500		
OH038051967	Replace shower unit, faucet and accessories	1460	58 units	137,442				
OH038051967	Replace floor tile in bathroom, kitchen and entryway	1460	65 units	75,131				
OH038051967	Replace toilet & shut off valve	1460	65 units	13,000				
OH038051967	Replace washer hook up, dryer vent & valve	1460	26 units	7,800				
OH038051967	Replace hot water heater and main water valve	1460	26 units	12,190				
OH038051967	Replace windows	1460	2 units	7,000				
OH038051967	Replace concrete patio at community building	1450		2,000				

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PART I: SUMMARY

PHA Name/Number Clermont Metropolitan Housing Authority			Locality (City/County & State) Clermont County		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name/PHA Wide	Work Statement for Year 1 FFY	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B	Physical Improvements Subtotal	Annual Statement	\$242,500.00	\$225,600.00	\$251,500.00	\$170,960.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		\$8,500.00	\$25,700.00	\$2,208.00	-0-
E	ADMINISTRATION		\$31,032.00	\$31,957.00	\$32,232.00	\$32,350.00
F.	Other		\$23,000.00	\$23,000.00	\$23,000.00	\$10,000.00
G.	Operations		\$47,468.00	\$46,543.00	\$44,968.00	\$112,442.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$352,500.00	\$352,800.00	\$353,908.00	\$325,752.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$352,500.00	\$352,800.00	\$353,908.00	\$325,752.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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[illegible]

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY ____ 2010 ____	Work Statement for Year: 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name OH038051967 General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name OH038051967 General Description of Major Work Categories	Quantity	Estimated Cost
	Install new kitchen cabinets, countertops, faucet and grease shield	63 units	220,500	Replace electric panels/rewire	All buildings at three locations	42,505
	Install new windows	1 location	3,000	Replace smoke detectors	All buildings at three locations	38,955
See Annual Statement	Install culvert/concrete apron drive	1 location	2,208	Put in sensory equipment for 504 compliance	2 units	5,000
	Install new floor tile/stair treads	5 units	28,000	Bring 504 compliance up to code	3 locations	56,500
				Install new floor tile	5 units	28,000
	Subtotal of Estimated Cost		\$253,708.00	Subtotal of Estimated Cost		\$170,960.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY ____2010____	Work Statement for Year: 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name OH038051967 General Description of Major Work Categories	Estimated Cost	Development Number/Name OH038051967 General Description of Major Work Categories	Estimated Cost
	Public Housing Shortfall	47,468	Public Housing Shortfall	46,543
	Partial Salary for Executive Director	5,116	Partial Salary for Executive Director	5,270
See Annual Statement	Partial Salary for CF Inspector	23,858	Partial Salary for CF Inspector	24,574
	Partial Salary for Financial Specialist	1,858	Partial Salary for Financial Specialist	1,913
	Sundry Admin Expenses for CF	200	Sundry Admin Expenses for CF	200
	Architectural and Engineering Fees	23,000	Architectural and Engineering Fees	23,000
	Subtotal of Estimated Cost	\$101,500	Subtotal of Estimated Cost	\$101,500

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY ____ 2010 ____	Work Statement for Year: 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name OH038051967 General Description of Major Work Categories	Estimated Cost	Development Number/Name OH038051967 General Description of Major Work Categories	Estimated Cost
	Public Housing Shortfall	44,968	Public Housing Shortfall	112,442
	Partial Salary for Executive Director	4,749	Partial Salary for Executive Director	4,891
See Annual Statement	Partial Salary for CF Inspector	25,311	Partial Salary for CF Inspector	26,070
	Partial Salary for Financial Specialist	1,972	Partial Salary for Financial Specialist	1,189
	Sundry Admin Expenses for CF	200	Sundry Admin Expenses for CF	200
	Architect	23,000	Architect	10,000
	Subtotal of Estimated Cost	\$100,200	Subtotal of Estimated Cost	\$154,792

ATTACHEMENT A
RESIDENT COMMENTS

A meeting was held on May 3, 2010 at the Bethel Woods Community Building for presentation of the 2010 Annual/Five Year Plan to the Resident Advisory Board. Notification of the meeting was sent to all Public Housing and Housing Choice Voucher residents. The public meeting for comments regarding the plans was June 28, 2010.

There were only three comments from residents and all three questions were address during the meeting.

Comment 1 – When would the carpeting in the Community Building at Bethel Woods be replaced.

Response – Carpeting at Bethel Woods is not scheduled for replacement until 20102 and the carpet will probably be replaced with tile.

Comment 2 – Will the privacy fences between the apartments at Bethel Woods be replaced.

Response – The privacy fences were removed several years ago and will not be replaced.

Comment 3 – What windows will be replaced at Bethel Woods and when will they be replaced.

Response – All of the windows in the units at Bethel Woods are currently scheduled to be replaced in 2012.

Comment 4 – When will Capital Fund work be done on buildings 900 and 1000 at Bethel Woods.

Response – These units were just completed in 2008 and should not require any modification or renovation for at least ten years.

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Attachment B
VAWA Statement

In order to address the requirement of the Violence Against Women Act the Clermont Metropolitan Housing Authority revised its Public Housing Admissions and Continued Occupancy Policy and lease as well as its Housing Choice Voucher Administrative Plan. Board Resolution Number 07-1180 was adopted by the Authority's Board of Commissioners on January 29, 2007.

Residents of both the Public Housing and Housing Choice Voucher programs were notified by mail concerning the policy changes. Residents received a brochure which informed them about their rights under VAWA. At the time Resolution Number 07-1180 was adopted Clermont Metropolitan Housing Authority staff received information regarding the Act and copies of the policy changes. Staff received the necessary training required to understand the Act, policy changes and how to incorporate them into the day to day business of the Authority.

For the past thirteen years Clermont Metropolitan Housing Authority has had domestic violence as a local preference for placement on its waiting lists. Clermont Metropolitan Housing Authority does not have any activities, services or programs for residents in regard to preventing domestic violence. Clermont Metropolitan Housing Authority has an excellent working relationship with the local YWCA and the House of Peace, which provides protective shelter and supportive services for battered women and their children. Currently Clermont Metropolitan Housing Authority is in partnership with the YWCA in the Transitional Living Grant to assist with securing affordable housing for women who are victims of domestic violence in Clermont County.

